

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

A P R I L 1 5, 2 0 0 4

A study session was held at 12:00pm in the City Council Lounge to discuss the Environmental Impact Report for the PacificCenter project.

The regular meeting of the City Planning Commission convened Thursday, April 15, 2004, at 1:34pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Nick Sramek, Lynn Moyer, Morton Stuhlbarg, Charles Winn, Matthew Jenkins

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Carolyn Bihn, Senior Planner
Angela Reynolds, Advance Planning
Joe Recker, Planner I
Jamilla Vollmann, Planner
Derek Burnham, Planner

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Minutes Clerk Gold led the pledge of allegiance.

M I N U T E S

Commissioner Sramek asked that a minor change be made to the Continued Items #2.

The minutes of March 18, 2004 were approved on a motion by Commissioner Stuhlbarg, seconded by Commissioner Sramek and passed 5-0-1. Commissioner Winn abstained.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

New conditions of approval on Item 1A were read to the audience. In response to a query from Commissioner Winn regarding the

termination of the church's agreement with the RDA for the use of the adjacent property, Ms. Bihn replied that the church would receive assistance from the RDA in finding a replacement location. Commissioner Winn suggested that this offer for assistance be added as a condition of approval.

Both Items 1A and 1B were removed from the Consent Calendar at the request of audience members.

1A. Case No. 0401-24, Conditional Use Permit, Standards Variance, CE 04-19

Applicant: Robert Klar, First Congregational Church
Subject Site: 333 & 345 W. 3rd Street (Council District 1)
Description: Establishment of a courtesy parking lot in a residential district with code exceptions for the following: (1) Street setbacks of 6'0'' (instead of not less than 15'0''); (2) Use of tandem parking (whereas tandem parking is prohibited for commercial uses); (3) Construction of a perimeter fence 6'6'' high (instead of not more than 3'0'' high in the required street setback.)

Removed to the Regular Agenda.

1B. Case No. 0402-14, Conditional Use Permit, Standards Variance

Applicant: St. John Missionary Baptist Church
c/o Roger Peter Porter
Subject Site: 741 E. 10th Street (Council District 6)
Description: Conditional Use Permit to allow the development of a courtesy parking lot (13 spaces) in a residential zone for an existing church; and Standards Variance to allow a fence 6 feet high along the Olive Avenue frontage of the parking lot (instead of not more than 3 feet high).

Removed to the Regular Agenda.

R E G U L A R A G E N D A

1A. Case No. 0401-24, Conditional Use Permit, Standards Variance, CE 04-19

Applicant: Robert Klar, First Congregational Church
Subject Site: 333 & 345 W. 3rd Street (Council District 1)

Description: Establishment of a courtesy parking lot in a residential district with code exceptions for the following: (1) Street setbacks of 6'0'' (instead of not less than 15'0''); (2) Use of tandem parking (whereas tandem parking is prohibited for commercial uses); (3) Construction of a perimeter fence 6'6'' high (instead of not more than 3'0'' high in the required street setback.)

Joe Recker presented the staff report recommending approval of the request since it would allow redevelopment of a convenient service to the community, and was compatible with the location and surrounding uses.

Elaine Hutchinson, 4543 E. Anaheim, adjacent building manager, stated that they were in support of the project since it would bring more parking to the area. Ms. Hutchinson asked that the applicant care for the landscaping and make sure that no lights would face into their units at night, and she also requested that she be allowed to rent two of the new parking spaces for her tenants' use.

Brian Biggers, 3610 E. 2nd Street, owner of multiple units east of the subject property, spoke against the request, citing concerns about parking noise and obstruction of light, saying he thought the use might be infringing into the setbacks.

T. J. Norcutt, 330 Chestnut, manager of adjacent building, expressed concern about lights at night, but said he was happy to see the church clean up the property.

In response to a query from Chairman Greenberg, Mr. Recker confirmed that the parking lot lights would not be shining into adjacent buildings at night, and that the lot would be locked.

Alex Fain, 325 W. 3rd Street, nearby property owner, expressed support for the project, and was also glad to see the property upgraded.

John Troup, JT & Associates, applicant representative, noted that the only lights in the parking lot would be non-intrusive scone lights on decorative pillars. Mr. Troup added that they had already presented the project to the Board at the Californian, and had successfully addressed all their concerns.

In response to a query from Chairman Greenberg, Mr. Troup said that the original design had a block wall along the edge of the property to keep headlights from shining into lower level units,

but that the planning staff had changed it into a decorative wrought iron fence to avoid creating a dark and unsafe alley. Mr. Troup said that there would be landscaping to help block headlights and noise.

Gary Stinson, 767 Los Altos, Senior Administrator, First Congregational Church, said that the greatest use of the parking lot would be during the weekend daytime, weekday morning meetings, and for some evening meetings over by 9pm. Regarding leasing spaces to the Californian, Mr. Stinson said that would be a possibility for short-term daytime vendor use, but otherwise, they needed the parking for church functions.

Ms. Bihn clarified that the setback on the east side of the property meets code requirements, and that conditions of approval address landscaping, maintenance and low-level lighting.

Commissioner Winn moved to approve the Conditional Use Permit and Standards Variances, subject to the revised conditions of approval. Commissioner Stuhlbarg seconded the motion.

Chairman Greenberg commented that he understood frustrations with the project, but that this was an urban area, and a parking lot would be the least intrusive use of the property.

The question was called, and the motion passed unanimously.

1B. Case No. 0402-14, Conditional Use Permit, Standards Variance

Applicant: St. John Missionary Baptist Church
c/o Roger Peter Porter
Subject Site: 741 E. 10th Street (Council District 6)
Description: Conditional Use Permit to allow the development of a courtesy parking lot (13 spaces) in a residential zone for an existing church; and Standards Variance to allow a fence 6 feet high along the Olive Avenue frontage of the parking lot (instead of not more than 3 feet high).

Derek Burnham presented the staff report recommending approval of the requests since the parking lot would bring the church up to code and replace an existing lot with a well-screened and landscaped one.

Roger Peter Porter, 3837 E. 7th Street, asked that the condition requiring a ten-foot wide driveway connecting the two parking lots be eliminated, since it was expensive to construct, and because the issue of congestion would be addressed by assisted valet parking at busy times.

Ms. Bihn explained that the issue was also one of circulation, which could only be achieved with a smooth traffic flow between the two lots through the driveway.

Commissioner Winn suggested a condition requiring an attendant for Sunday parking.

Jeff Mackins, 13538 Droxford, Cerritos, church representative, stated they would have no objection to such a condition.

Chairman Greenberg asked staff if the parking attendant instead of the driveway would address staff concerns about traffic flow while giving the applicant a chance to maximize parking. Ms. Bihn said she thought it was a good solution.

Commissioner Jenkins moved to approve the Conditional Use Permit and Standards Variance, subject to the revised conditions.
Commissioner Moyer seconded the motion, which passed
unanimously.

2. Case No. 0310-19, Conditional Use Permit, CE 03-197

Applicant: Thomas Hwang
c/o Tom Serna, Heady Design & Associates
Subject Site: 1625 W. Willow Street (Council Dist. 7)
Description: Conversion of a former gas station to an automated car wash.

Joe Recker presented the staff report recommending approval of the request, since the proposed project would provide a service to local residents while providing aesthetic improvement to the neighborhood, and was sufficiently buffered from adjacent residential uses.

Commissioner Sramek expressed concern that the ongoing problem of dangerous turns across Santa Fe would continue. Mr. Recker noted that cars would only be allowed to exit onto Willow. Commissioner Sramek suggested signage to prevent dangerous left turns into the property, and a right-turn-only sign at the exit.

Harry Heady, 7365 Carnelian, Rancho Cucamonga, 91730, applicant representative, stated that they had already discussed the ingress and egress situation with the City Traffic Engineer, and that they would add the right-turn-only sign at the exit, and be proactive to make sure traffic rules were followed.

Ms. Bihn added that vehicles can also enter from the adjacent alley off of Willow, which can't be prohibited because it's not part of the project, and can't be fenced off because the two lots operate with cross-access circulation to relieve the burden on public streets.

Commissioner Moyer moved to approve the Conditional Use Permit, subject to conditions of approval, adding a condition requiring two right-turn-only signs at the Santa Fe and Willow exits. Commissioner Winn seconded the motion, which passed unanimously.

3. Case No. 0401-03, Conditional Use Permit, Administrative Use Permit, CE 04-01

Applicant: Bella Via Coffee, c/o Tracie Linn-Tyrrell
Subject Site: 5095 E. Pacific Coast Hwy. (Council Dist. 4)
Description: A Conditional Use Permit to construct a new 450 sq.ft. commercial building that includes a fast-food restaurant with a drive-through lane and an Administrative Use Permit for a freestanding ATM machine.

Jamilla Vollmann presented the staff report recommending approval of the requests, since approval of this commercial building would allow the redevelopment of a convenient service to the community, and because the use was appropriate for the location and compatible with surrounding uses.

Rick Espinosa, 25655 Springbrook Avenue, Santa Clarita, Bella Via Coffee representative, stated that they had special windows to prevent vandalism and holdups, and asked that the condition requiring security bars and roll-up doors be eliminated. Ms. Bihn stated she would discuss the design with the applicant to see if it was appropriate.

Commissioner Moyer suggested amending the condition to add 'unless pre-approved in writing by the Department of Planning and Building.'

Commissioner Sramek moved to approve the Conditional Use Permit and Site Plan Review, subject to the amended conditions.

Commissioner Moyer seconded the motion, which passed 5-0.
Commissioner Jenkins had left the meeting.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Ms. Bihn said that the group going on a field trip related to the Boeing project on April 22 was a small one, and Commissioner Winn suggested postponing the trip to try and get a larger group.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 2:54pm.

Respectfully submitted,

Marcia Gold
Minutes Clerk